

December 14, 2011

Planning & Development Review Dept.
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Zilker Park Lofts
Engineer's Summary Letter

UDG # 06-389

THE ATTACHED SITE PLAN WILL REPLACE APPROVED SITE PLAN SP-2007-4012C(XT)
WHICH EXPIRES IN 2012.

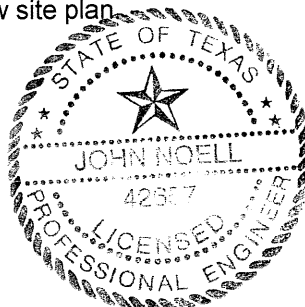
The Zilker Park Lofts project located at 1900 Barton Springs Road is a proposed 223 unit multi-family project in the Town Lake Watershed that has access on Sterzing Street and Barton Springs Road (R.O.W. varies). The project site is 1.873 acres in area and consists of two tracts of land with the following legal descriptions: 1.) 164' x 107.31', Isaac Decker League, City of Austin, Travis County, Texas (Legal Lot); and, 2.) Lots 1 & 2 Block A of Zilker Park Residence Subdivision Document Number 201000021. The two properties are currently undeveloped except for existing asphalt parking lots on the property facing Sterzing Street as well as on a portion of the property facing Barton Springs Road. There are existing sidewalks on both Barton Springs Road and Sterzing Street that will be demolished and reconstructed at the appropriate width under current codes.

The properties are within the Austin city limits and are currently zoned CS, CS-CO & CS-V-CO according to the City of Austin's GIS map. Multi-family use is allowed in CS zoning as authorized in the Town Lake Overlay. Additionally, the subject tract is not within the primary setback nor is it in the secondary setback of Town Lake. Adjacent properties are zoned LO to the north and CS to the south and east. The project borders Zilker Park to the west.

No portion of this site is within a 100 year floodplain of a significant waterway according to FEMA Map No. 484S3CO445H, dated 09/26/2008. No floodplain modifications are proposed. Existing runoff flows into Town Lake either overland or via existing storm drains.

The existing site has 31.4% impervious cover consisting of asphalt parking areas. The proposed site will have a maximum of 74.9% impervious cover. An on-site water quality pond has been designed to treat the storm water run-off from the site. Multiple proposed grate inlets will catch storm water on the proposed driveways and landscaped areas. Runoff from the proposed building roofs will be collected in a series of roof drains and downspouts and piped to the water quality pond through the proposed storm sewer pipes. The pond will be a concrete box structure (subdivided into a splitter box, sedimentation and filtration) located adjacent to the northern most building in the northwest corner of the site. An emergency overflow weir will be provided that will pass the 100 year flow in the splitter structure. Any overflow water will drain to Town Lake as it inundates the mouth of Barton Creek. Two year detention will be provided in the water quality pond (calculations included with engineer's report) and a detention waiver has been approved for the remaining storm events for the existing site plan (waiver approval included in engineer's report). This project is located within the Town Lake Watershed which is classified as Urban.

A UDA was executed and recorded for the existing approved site plan which will be replaced with a revised and restated UDA for the new site plan.



Sincerely,


John Noell, P.E.
URBAN DESIGN GROUP